WARRANTY DEED

Karen Johnson Davidson County
Batch# 1419432 DEEDWARR
05/12/2026 03:17:30 PM 3 pgs
Fees: $18.00 Taxes: $703.00
20260512-0042770

File No. EB-25-10752

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of May, 2026

Notary Public

MY COMMISSION EXPIRES: May 8, 2028
(AFFIX SEAL)

Andrew Suzore
State of Tennessee
Notary Public
Davidson County

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title and Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brazil Realty Group, LLC	**Same as owner**	
(NAME)	(NAME)	093-16-0-172.00
111 Lewis Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Tanya Williams, Frederick Finch, James Finch, Jr., and Lauretta Mckissack, Heirs-at- Law of Ellen D Brewer, deceased**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brazil Realty Group, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 134 on the map of Maury & Claiborne's Addition, as shown on plat of record in Plat Book 21, Pages 84 and 85, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said lot.

Being the same property conveyed to William E. Brewer by Warranty Deed from Cliff Goodloe and wife, Jeannette Goodloe of record in Book 2699, Page 433, Register's Office for Davidson County, Tennessee, dated September 27, 1957 and recorded on October (date not legible), 1957, with a Life Estate reserved by Cliff Goodloe and wife, Jeanette Goodloe.

Being the same property conveyed to Ellen D. Brewer, a Widow by Quitclaim Deed from The Estate of William E. Brewer of record in Book 10842, Page 556, Register's Office for Davidson County, Tennessee, dated February 24, 1998 and recorded on March 18, 1998.

The said Ellen D. Brewer aka Ellen Delores Brewer having deceased on or about February 21, 2015, leaving her four children, Lauretta Mckissack, James Finch, Jr., Frederick Finch, and Tanya Williams, as her sole heirs at law as evidenced by that Affidavit of Heirship of record in Instrument No. 20170922-0097493 (see also, Probate of record in Docket No. 17P-1277, in the Probate Court for Davidson County, Tennessee).

This property was not a marital residence for any of the heirs of the Estate of Ellen D. Brewer.

This is property more commonly known as 111 Lewis Street, Nashville, TN 37210.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand this 8th day of May, 2026.

Estate of Ellen D Brewer

By: _____
Tanya Williams, Heir-at-Law

By: _____
Frederick Finch, Heir-at-Law

By: _____
James Finch, Jr., Heir-at-Law

By: _____
Lauretta Mckissack, Heir-at-Law

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of May, 2026, before me personally appeared Tanya Williams, Frederick Finch, James Finch, Jr., and Lauretta Mckissack, Heirs at Law of the Estate of Ellen D Brewer, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 8th day of May, 2026.

_____
Notary Signature
My commission expires: May 8, 2028

Andrew Suzore
State of Tennessee Notary Public
Davidson County

Tennessee Certification of Electronic Document

I, Danielle Crane, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 5/8/26 (date of document).

Danielle Crane
Affiant Signature

5/11/26
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 11 day of May, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 5-24-28

NOTARY'S SEAL

MEGAN MILLSAP
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

202605120042770